



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

September 23, 2010

**REQUEST:** Final Subdivision & Development Plan/Canton Crossing Planned Unit Development (PUD) – Parcel G

**RECOMMENDATION:** Approval, subject to comments from the Department of General Services

**STAFF:** Natasha Becker

**PETITIONER:** Atapco Properties

**OWNER:** Exxon Corporation

#### **SITE/GENERAL AREA**

**Site Conditions:** The property known as 3501/4001 Boston Street is a 31+ acre brownfield site at the southeast corner of Boston and Baylis Streets. The site is largely undeveloped, save for paving and some small remaining industrial structures. Environmental remediation efforts have been underway on the site for some time now.

**General Area:** The Canton Crossing PUD area comprises approximately 65.5 acres, including fast land and riparian rights. It is bounded by the harbor to the west, Boston Street to the north, Haven Street to the east, and Danville Avenue to the south. The eastern portion of the site (east of Baylis Street), known as the Exxon parcel, is currently proposed as surface parking. The western portion of the PUD is to be a mix of office, retail, and residential uses.

The Canton Crossing PUD is within the Canton Industrial Urban Renewal Area. The area is heavily industrial, and immediately south of the site are deep-water access piers for port-related uses. Within the Canton Industrial Urban Renewal Area and to the north of this site is the Brewer's Hill PUD, also a mixed-use job oriented PUD.

To the northwest of the PUD area is the Canton Waterfront Urban Renewal Area. This area includes the Canton Waterfront Park, ball fields and a soccer arena, the Canton Cove and Tindecos residential complexes, the Lighthouse Point mixed-use development project, and the American Can mixed-use project and townhouses (both new and historic) north of Boston Street.

#### **HISTORY**

- Ordinance #90-0637, approved June 20, 1990, established the Canton Industrial Urban Renewal Plan.

- Ordinance #01-0192, approved June 21, 2001, is the approved Canton Crossing PUD.
- Ordinance #01-0234 approved, August 13, 2001, was the most recent amendment to the Canton Industrial Urban Renewal Plan.
- Ordinance #02-0369, approved July 1, 2002, is the first amendment to the Canton Crossing PUD.
- On July 11, 2002, the Planning Commission approved a sign package for a portion of the Canton Crossing PUD.
- On April 10, 2003, the Planning Commission approved the Final Design for the changes to Parcel B to accommodate the Merritt Athletic Club.
- Ordinance #03-0641, approved December 22, 2003, is the second amendment to the Canton Crossing PUD.
- On December 4, 2003, the Planning Commission approved the Final Subdivision and Development Plan for South Clinton Street and Danville Avenue properties.
- Also on December 4, 2003, the Planning Commission replaced the 1985 Marina Master Plan with the Maritime Master Plan for Baltimore City. In places, the plan makes specific recommendations for Canton Crossing.
- On May 20, 2004, the Planning Commission approved the Final Subdivision and Development Plan for Parcels B, D1, and D2 of the Planned Unit Development.
- Ordinance #04-803, approved August 14, 2004, pertains to the construction of structures on piers.
- On August 26, 2004, the Planning Commission approved the Final Subdivision and Preliminary Development Plan for parcels E1 and E2 of the Planned Unit Development.
- Ordinance #04-1533, approved October 28, 2004, is the third amendment to the Canton Crossing PUD.
- On March 24, 2005, the Planning Commission gave Final Design Approval for the Canton Crossing Power Plant Facility.
- Ordinance #07-633, approved December 3, 2007, is the fourth amendment to the Canton Crossing PUD.

## **CONFORMITY TO PLANS**

The requested subdivision supports the goals and objectives of the Baltimore City Comprehensive Master Plan.

## **ANALYSIS**

The property known as 3501-4001 Boston Street (Lots 1/9 and 10 of Block 6505) is being consolidated and resubdivided into two lots for disposition purposes only. Propose Lot 1R will be approximately 19.6 acres in size, while proposed Lot 2R will be approximately 11.7 acres in size. This area corresponds to Parcel G of the Canton Crossing PUD. No development is proposed at this time, though the PUD permits surface parking as the only authorized use.

The site is currently owned by the Exxon Corporation and until recently was entirely encumbered by deed restrictions stemming from underground contamination and liability issues. Remediation efforts have been underway for some time now and are regulated by the Maryland Department of the Environment (MDE). The western portion of the site recently received a “No Further Action” decision from the MDE. This is the area which coincides with the 19.6 acre area

proposed as Lot 1R. The intended purchaser is Atapco Properties. Exxon will retain ownership of the easternmost 11.7 acres and will continue its remediation efforts on proposed Lot 2R.

Atapco Properties intends to pursue retail development of the site in the future, though this will require additional PUD master plan approval. As such, the current development plan shows surface parking, which is the only authorized use for Parcel G at this time. Future development will be subject to legislative approval, environmental review, design review, and a traffic impact study.

The Canton Community Association, Canton-Highlandtown Community Association, and Brewer's Hill Community Association have been notified of this subdivision request.

**Thomas J. Stosur**  
**Director**